



CASTLEFIELD

Preserving, Improving, Living –
in the heart of our city



Castlefield Forum Quarterly: Minutes

**Minutes of a meeting held at
7.00pm Monday 22 July 2019
Brindley Room, Dukes 92, Castlefield, Manchester**

Attendees

1. Debbie Hubbard
2. Mark Hubbard
3. Carol Middleton
4. James Bowers
5. Giles Grover
6. Calum McGowan
7. Ian McIlveen
8. Jeanette Chalmers
9. Michael Huntington
10. Ann Webb
11. Moira Stevenson
12. Persephone Galanis
13. Hilary Sayers
14. Nicole Joseph
15. Harry Slater
16. Louise Pullan
17. John Dawson
18. Nick Pollard
19. Anna Woolley
20. Tom Dixon
21. Frank Gaunt
22. Jennifer Gaunt
23. Robert Jackson
24. Isabel Jackson
25. Jamie Lovelock
26. Kirsty Brewer
27. Scott Beaman
28. John Bridges
29. Peggy Kynaston

30. David Noble
31. Phil Metcalfe
32. Alwyn Burnage
33. Stephen Broadhead
34. Donald Mackenzie
35. Keith Nicholls
36. Andy Barclay
37. Jessica Howarth
38. Ian Scotland
39. Oliver Jones
40. Geraint Watkins
41. PC Matt Hilton
42. PCSO Amy Whittle
43. Liz Arkell
44. Ann Von Essen
45. Vicky Robinson
46. Jane Booth
47. Rachel Teebay
48. Andy Hornsby

Guests

49. Gabriel Erinle – Allied London
50. Ross Lancaster – Allied London
51. Ben Tyldesley – All Plus Management
52. Rachel Haugh – Haugh Simpson

Welcome, introductions and apologies

Carol [CM] opened.

Apologies

Cllr Marcus Johns
Willaim Jeavons
Beth Rose Hopper

Ian Christie 1945 - 2019 [CM]

Carol reminded us that so very sadly Ian Christie has passed away since the last Quarterly Meeting and asked us to spend a minute remembering the incredible work he did for us all.

Minutes of the last meeting 26 April 2019 Accuracy Matters arising not covered by the Agenda [CM]

There were none.

Police Update & Community Safety GMP GG BBCF [brought forward - PC Matt Hilton]

- Spate of burglaries on Blantyre - car parks - Ian Dickinson - charged, locked up, due in court this week to be sentenced
- Trying to get him banned from Castlefield area which would ban him for 3 years from our community
- Deansgate office block burglary, 9am, laptop stolen. Seen on CCTV and perpetrator also took from Cibo on LR. Prolific thief from area and also looking to get him banned from our area
- SJG - checking on the gardens with regards to potentially drug dealing in the gardens
- Next police meet up: Coffee and Cops is on again at The Wharf 23 July 2019, 7pm. Matt invited residents to come along
- Also pointed raised on people camped out in St Johns Gardens; this is noted and being dealt with

Giles Grover & Louise Pullan: community safety update

- Community safety posters to go up
- Funding exists from MCC for safety packs and plan to do a day in conjunction with BBCF to promote
- Also deeper engagement with residential management agents in terms of posters and ecomms
- May issue a community letter in the autumn which is co-branded by police, both Castlefield Forum, Britannia Basin Community Forum, police
- Closed WhatsApp group which includes Police, and a known rep per building

Knott Mill Masterplan Presentation: Rachel Haugh, co-founder Simpson Haugh & Dave Green, Partner

Background to the project

- Acknowledges unique heritage and assets
- Connection with other areas
- Touched on masterplan from 1992

Background to Knott Mill

- Still relevant today (and never really delivered)
- For 29 years, SH has been in Knott Mill
- Passionate about the success of the area

Issues with current neighbourhood

- Analysis of existing situation:
 - Well served by public transport
 - Bounded by Deansgate viaduct, First Street, Medlock, Old Deansgate, with connections under the viaduct to WSW. obsvs very close to G Jackson Street neighbourhood
 - Disparate array of buildings, low to middle rise
 - Infrastructure renewed in the 1990s but has not stood the test of time [including awful fake old lamps
 - Some residential but mainly commercial at ground floor level
 - Issues:
 - Hard to see

- Landlocked
- Forgotten about
- Want to reinforce on the main assets and characterful buildings - much of which is low to middle rise
- Into industrial decline; some very strong buildings
- Knott Mill can become a race track and cut-through when other roads are snarled
- Neighbours:
 - Great Jackson Street 6500 new homes due
 - Considerable height and density with other closeby areas including new towers at GJS and Axis, plus plans for 10-12 Whitworth St West
 - Not that far from Roman Fort and what was a ford over the Medlock
- Good stuff
 - Creative industries boost, gallery
 - Still some great heritage buildings exist but lots of gaps and great potential
 - Simpson Haugh set up their office in one of the old buildings which they refurbished
 - Atlas
 - Pete Waterman's recording studio
 - Tony Wilkson's loft apartment
 - This area became synonymous with Manchester music scene - including the Boardwalk nightclub
- Previous master plans:
 - In 1992 was a fringe area but is now much more part of the city centre
- Current ideas:
 - Want to build on the char of the area and thus not become high density such as GJS towers [Deansgate Square and Elizabeth Tower]
 - No listed buildings in Knott Mill itself but 3 listed components close to the site including Deansgate Station and a floodgate
 - But there are some characterful buildings in the area and interesting area in regards to boundary conditions
 - Is close to areas of public realm including Castlefield, Deansgate Square
 - Intensifying the development to build on the flat car parks - densifying. This could be resi or commercial and those in the area have nowhere to expand to
 - Creating a sense of place, public realm amenity and potential for a bridge to link to Deansgate towers which would connect to the plaza outside Deansgate Square and Medlock. Reinforcing some surfaces to be more pedestrian-friendly e.g. Old Deansgate. Reinforcing the links beneath the Deansgate railway viaduct and also a river walkway that connects Knott Mill along the north edge of river towards First Street
 - Make more of the street plan, not less
 - More active frontages including eventually cafes which still respect the character of the area
 - 3 zones:
 - The band: east-west, mid rise, parallel to the railway
 - The core: various heritage assets here
 - The fringe: horseshoe from east-south-west
 - Building on the brick vernacular with ideas for the central core: low to mid rise

Questions from the audience

- “What is medium rise in number of storeys?” - Rachel answered typically 4-5 storeys to 7-9 storeys
- “What counts as high rise [in this area]?” - Could be up to 11 floors. So we are not talking big towers in the area
- What timescales? = Unpredictable due to fragmented ownership but pressure due to people to grow and change the area. It’s ultimately a framework within which people can work. It’s not going to be prescriptive but a set of principles
- Peggy Kynaston was concerned about the lack of natural light in the central core if area is bounded by taller buildings. In fact though a lot of the taller buildings already existing, including Hill Quays
- How to get involved: runs until end of August 2019. [It is live on the Council portal](#) so you can comment.

Allied London: ideas for St John’s Gardens [late agenda item] [Gabriel Erinle]

Allied London (AL) have come forward with a generous offer to help improve the tired St John’s Gardens and have approached the Council and the Forum about working together with local residents to help define a masterplan for the Gardens.

Background:

- Church demolished 1931 with just 18 inches of topsoil over the top of the gravestones
- The gardens once had stone-lined pathways and upstands with nice long benches

The plans:

- Allied London’s objective is to reobtain the Green Flag Award. Not simple to obtain. AL have a 27-point management plan to ensure that the area is safe, welcoming and open to all
- Goals: reduce antisocial behaviour, make it safer, win the Green Flag accreditation
- For the gardens itself: remove railings and gates, shot blasted and repainted. Put gates back. Gardens should be closed from dusk but is not. Heritage lanterns. Reduce hidden areas. Crown lift to help trees. Free events throughout the year once GF status reinstated. E.g. outdoor yoga sessions with a deck and covered area so can be done in all weather
- As part of the works on ABC, will lift and relay St John’s Passage and replace missing sections Will also repaint the bollards at each end of the passage and illuminate the passage
- Free wifi in gardens and CCTV to protect the area
- AL have a dedicated team which puts on outdoor events including

Questions:

- Will Breeze Gardens (on the Granada site) open to public?
 - A: Yes - but it’s an 8 year build on St John’s.
 - Q: But why could the gardens not be opened up?
 - A: Because construction teams will use part of the Breeze gardens site as will have 1500 pppl working on site at peak of works
- AL are wealthy? Why don’t you build your own gardens on AL site [esp as The Village has been withdrawn from the scheme alongside the giant tower]
- Worried about events being held in the garden?
 - A: AL - there will be no alcohol licence applied for;
- Some concerns that this is very late for this to be shown to residents instead of liasing with the Council
 - A: Cllr Joan made the point that Gabriel and the team has spoken to our Parks department and to Joan, Marcus and William; we are not to turn our noses up at this offer

of some money. It is NOT an extension of SJ and is still a public park and ANY move to privatise it would be fully opposed by the Councillors and the public

- Carol used Chair's Prerogative to make clear that although we might not approve of all elements, improvements to the gardens would support our of Spirit of Place aspirations
- Next steps? Carol asked if there would be a forum to allow residents to input into what is being proposed? It was confirmed that a consultation event would be held shortly

Action Groups Updates from Action Group convenors

Spirit of Place: Calum McGowan

- Calum made the point that St John's Gardens is currently underwhelming, scruffy, a bit sad and miserable. So, he is keen on the AL proposals
- Made the point that off the back of the SOP Summit in June, we now have over 30 pledges of help from local businesses and organisations to make Castlefield better

Roman Gardens: Carol Middleton

- We are now finally moving with some of this year's committed renovations including resurfacing of the Roman Road. We will then tackle the lighting.

Events, Marketing, Media & Signage: Debbie Hubbard

- Website: **We will be online imminently.** Just looking to get the content so far optimised for mobiles. Still pages to add, and that will be ongoing. Thanks again to those people who have provided images. We've only used a few so far but we are going to set up a gallery page, so keep them coming. We are also looking to be able to access the website from castle-eld.org.uk
- [Our website](#) please get in touch if you'd like to help with site curation and content. Do please keep all of your photos coming along!
- We also have our [Wikipedia page](#) which needs updating - help welcome if you want to get involved
- Fundraising:
 - now that we have charitable status we will therefore be setting up a fundraising action group and Debbie asked if anyone wants to get involved
 - Fundraising – will be looking to set up a new action group, which more than likely will involve organising events. So, if anyone is keen to get involvedIn the immediate future we want to organise a social AGM prior to next full Forum meeting so keen for ideas and volunteers to help with that
- Sounds of the City:
 - after meeting with Manchester City Council after last years event, it seems that the setup this year didn't quite go as well for residents as we'd hoped. We've been included in email streams to the council from 3 residents of 360 already, but if anyone has any issues that they raised at the time, or would like to, then please let Debbie know – info@ourcastlefield.co.uk
 - the above residents actually arranged to go on holidays during the events so we've had no reports of issues during the breakdown of the site
- Signage: working on content for 3 new signs. It's been a busy time, but bear with us [and feel free to get involved!]

Gardening & Environment: Beth Rose Hopper [Beth is working nights as a nurse so CM and Ann Webb gave update]

- Judging for RHS In Bloom is imminent so with breakdown of Sounds of the City site complete, it's time to get tidying
- Cleanup event 11:00 to 14:00 both this Saturday AND Sunday. Please meet up at at top of Duke Place. If you have any spare bedding plants do please bring them! :) **Drinks on Harry at Barca afterwards - thank you, Harry!**

Ward Councillor reports: Ward Cllrs [all delivered by Cllr Joan Davies]

Cllr Marcus Johns

- Still trying to chase Peel for graffiti in Basin :(Sadly not interested in keeping tidy what they own
- Council has passed Climate Change Emergency Motion: want to set up Action Group for Deansgate Ward

Cllr Joan Davies

- Plans for a metro school in Great Jackson Street area; some councillors have been to London to see similar scheme. The overall Great Jackson Street plans include to build a shell of a school and not fund it; the Council is not allowed to simply fill it itself. Plans also for medical centre including for mental health issues including social isolation and sexual health
- The railway bridge between the station and Atlas: Network Rail will refurbish the bridge and the panels will be removed from site to be cleaned, then reinstated
- Disappointed with MIF that the play called 'Tree' was so loud and potentially unsuitable for the building
- Akbar's extraction system issue: have put planning application to redesign the noisy system and put the extract system back into the kitchen
- Sounds of the City: issues with urination; please let Joan if this was a problem and she will make sure that SJM will fund security to make sure people will be discouraged from acting this way next year
- Issues with speeding in the area; one other issue is that of engines being revved outside Akbar's
- Lou Pullan suggested a day of action with the police to come out and catch people. If we are getting patterns then we should consider this. One resident asked if there is more we can do to stop Liverpool Road being a race track - e.g. speed cameras

Cllr William Jeavons

- Has been working on the lighting issue on canal towpath

Queens Award for Voluntary Service Presentation [CM]

We were humbled to win this incredible award and there is an awards ceremony at Gorton Monastery in August where we will collect the award.

AOB [CM]

- Cllr Joan Davies: letter regarding Trinity Way/Regent Road/Chester Road works: content poor. No action noted.
- Giles Grover: evening works are very loud out of hours - we are talking in the middle of the night. No action noted.

Date of Next Forum Meeting [CM]

Monday 28th October 2019, Brindley Room, Dukes 92, Castle Street, Castlefield, Manchester

Close [CM]

Meeting closed at 21:00

Thank you all for coming.